LOT 41
PARKWAY NORTH PB 5/263

**PATEL LIVING TRUST/PATEL DINESH K TRUSTEE**
4417 CLEEK COURT
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-163N-0041-0000**

## BUILDING CHARACTERISTICS

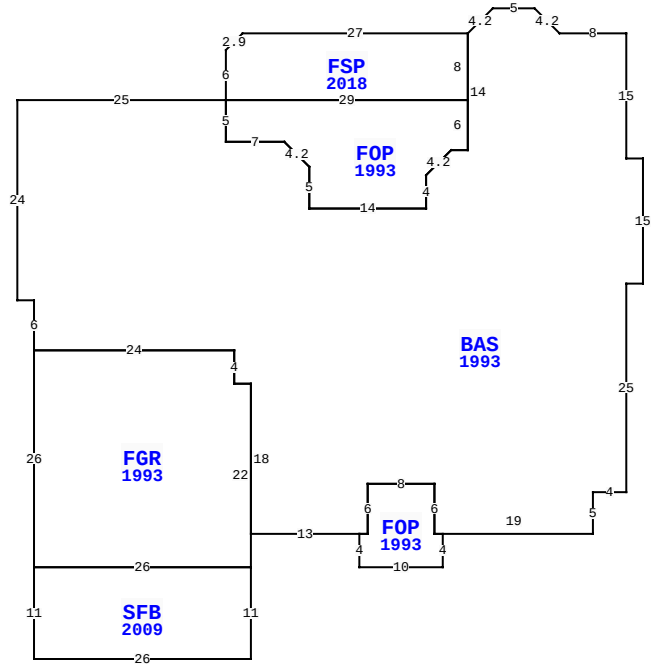
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1072.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,043 | 100 | 3,043 | 428,270 |
| FGR | 668 | 55 | 367 | 51,651 |
| FOP | 88 | 30 | 26 | 3,659 |
| FOP | 271 | 30 | 81 | 11,400 |
| FSP | 230 | 40 | 92 | 12,948 |
| SFB | 286 | 80 | 229 | 32,229 |
| TOTALS | 4,586 | | 3,838 | 540,157 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,838 | 112.3650 | 168.55 | 646,895 | 1991 | 2001 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SFR CUST – 100% - 2019 Heated Area: 3272 HX Base Yr 2019




4417 CLEEK CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 540,157 |
| TOTAL MARKET OB/XF VALUE | | 8,712 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 748,869 |
| SOH/AGL Deduction | | 169,022 |
| ASSESSED VALUE | | 579,847 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 529,847 |
| TOTAL JUST VALUE | | 748,869 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 726,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20180035 | SCRNENCL | 26,989 | 01/08/2018 |
| 20111219 | REPAIR/RRF | 9,000 | 07/26/2011 |
| 6169 | NEW CONSTR | 124,000 | 09/13/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2515/1650 | 11/02/2021 | WD | U | I | 11 | 100 |
| GRANTOR: PATEL DINESH K & LILA | | | | | | |
| GRANTEE: PATEL LIVING TRUST | | | | | | |
| 1928/1912 | 7/08/2014 | WD | Q | I | 02 | 533,000 |
| GRANTOR: SPICER WILLIAM T & SU | | | | | | |
| GRANTEE: PATEL DINESH K & LI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W8 U3 L3 W5 D3 L3 FSP=[YR=2018] W27 D2 L2 S6 FOP=[YR=1993] S5 E7 D3 R3 S5 E14 N4 R3 U3 E2 N6 W29 $ E29 N8 $ S14 W2 D3 L3 S4 W14 N5 L3 U3 W7 N5 W25 S24 E2 S6 FGR=[YR=1993] S26 SFB=[YR=2009] S11 E26 N11 W26$ E26 N22 W2 N4 W24 $ E24 S4E2 S18 E13 FOP=[YR=1993] S4 E10 N4 W1 N6 W8 S6 W1$ E1 N6 E8 S6 E19 N5 E4 N25 E2 N15 W2 N15 $ .

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1991 | 1991 | 3 | 70 | 2,450 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,032.00 | SF | 4.00 | 4.00 | 100 | 1991 | 1991 | 3 | 62 | 5,039 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 70 | 3 | 210.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 66 | 901 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 25 | 3 | 75.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 66 | 322 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,712

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000140 | C | SFR GOLF A | 100 | | R1-G | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS